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WARRANTY DEED

TRANSFER
TAX
PAID

KNOW ALL MEN BY THESE PRESENTS, That NEW HORIZONS REALTY AND MANAGEMENT CORPORATION f/k/a New Horizons Realty Management Corporation, a Maine Corporation organized and existing under the laws of the State of Maine and having its principal place of business in Waterville, Kennebec County, State of Maine, for consideration paid, grants to JOHN IRWIN, D.O. of Waterville, Kennebec County, State of Maine, the receipt whereof it does hereby acknowledge, does hereby give, grant, bargain, sell and convey unto the said JOHN IRWIN, D.O., his heirs and assigns forever,

THE UNIT known and designated as Unit 204 in NEW HORIZONS PROFESSIONAL OFFICE CONDOMINIUM, located in Waterville, County of Kennebec and State of Maine, as shown on the Condominium Plat and Plans by A.E. Hodsdon, Consulting Engineers, entitled "New Horizons" Professional Office Condominiums and filed in the Kennebec County Registry of Deeds in Plan File E-87062. Specific reference is made to the NEW HORIZONS PROFESSIONAL OFFICE CONDOMINIUM Declaration under the Maine Condominium Act of the Revised Statutes of the State of Maine, which Declaration is dated May 12, 1988, and recorded in said Registry in Book 3346, Page 105 and re-recorded in Book 3362, Page 33, and the same are incorporated by reference herein. The aforesaid Plat and Plans are Exhibit C to the Declaration.

ANY AND ALL rights, easements, privileges and appurtenances belonging to the Unit are hereby conveyed. This conveyance is subject to the terms, conditions, agreements, covenants, restrictions, obligations and easements contained or referred to in the above-referenced Declaration.

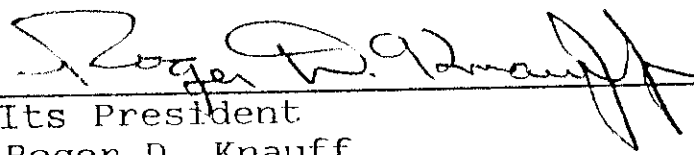
TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said JOHN IRWIN, D.O., his heirs and assigns, to him and their use and behoof forever.

AND it does covenant with the said Grantee, his heirs and assigns, that it is lawfully seized in fee of the premises, that they are free of all encumbrances, except as aforesaid, that it has good right to sell and convey the same to the said Grantee to hold as aforesaid; and that it and its successors and assigns shall and will warrant and defend the same to the said Grantee, his heirs and assigns, forever, against the lawful claims and demands of all persons.

2

IN WITNESS WHEREOF, it, the said NEW HORIZONS REALTY AND MANAGEMENT CORPORATION, has caused this instrument to be sealed and signed in its corporate name by Roger D. Knauff, its President, thereunto duly authorized, this 14th day of July, 1988.

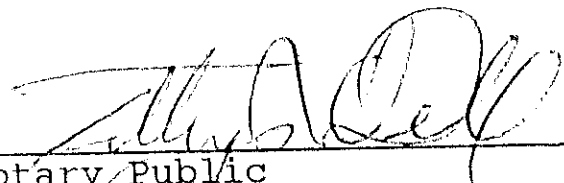
NEW HORIZONS REALTY AND
MANAGEMENT CORPORATION

By 
Its President
Roger D. Knauff
July 14, 1988

STATE OF MAINE
KENNEBEC, SS.

Personally appeared the above-named Roger D. Knauff, President of said NEW HORIZONS REALTY AND MANAGEMENT CORPORATION, as aforesaid and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of said Corporation.

Before me,


Notary Public

RECEIVED KENNEBEC SS

1988 JUL 15 AM 9:00

WITEST: 
REGISTER OF DEEDS

TIMOTHY R. O'DONNELL
ATTORNEY AT LAW
Notary Public - Maine
My Comm. Expires 8-23-93